



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

July 7, 2014
1407-ZC-01
Exhibit 1

Petition Number: 1407-ZC-01

Subject Site Address: 16115 Ditch Road (East side of Ditch Road between 161st Street and 166th Street)

Petitioner: Grand Communities, Ltd.

Representative: Steve Hardin, Faegre Baker Daniels LLP

Request: A modification to the commitments associated with the zoning of property, as approved by 0606-REZ-05 on October 23, 2006.

Current Zoning: SF-3

Current Land Use: Undeveloped/Agricultural

Approximate Acreage: 55 acres +/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Conceptual Plan
4. Conceptual Landscape Plan
5. Presentation Packet
6. Neighbor's Meeting Summary

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

Petition History

This petition was introduced at the June 9, 2014 City Council meeting and appeared before the Technical Advisory Committee on June 24, 2014. It is scheduled to receive a public hearing at the July 7, 2014 Advisory Plan Commission (the "APC") meeting.

Procedural

A public hearing for this petition is scheduled for the July 7, 2014 APC meeting.

Project Location

The subject property is approximately 55 acres +/- in size and is located at 16115 Ditch Road (East side of Ditch Road between 161st Street and 166th Street) (the "Property").

Property History

The Property was rezoned from AG-SF1 and SF-2 to SF-3 with commitments in 2006 (0606-REZ-05). In 2006, a development plan and primary plat was approved for the Frampton Estates subdivision for the builder Centex Homes. Since the 2006 rezoning and commitments were approved, there has been no construction activity on the Property. In 2014, the project was revived with Grand Communities Ltd. (a/k/a Fischer Homes).

Project Description

The current proposal is to modify the commitments that are associated with the Frampton Estates project. The petitioner is requesting the following modifications:

1. Permit 11 lots instead of 9 lots south of "Little Eagle Creek Drain" as identified on the Conceptual Plan located at Exhibit 3
2. Modify the 100' wide lot requirement along Ditch Road
3. Prohibit Vinyl Siding
4. Permit only brick, stone, and/or fiber cement board as exterior materials
5. All homes shall be in substantial compliance with character exhibits included at Exhibit 4
6. Increased home sizes
 - a. One Story: From 1,200 SF to 2,000
 - b. Two Story: From 800 SF (*at ground level*) to 2,400 SF (*total home size*)
7. Enhanced architectural features on the rear façades of homes facing Ditch Road and 161st Street
8. Enhanced perimeter landscaping and screening

No other modifications from the 2006 Commitments are proposed to change.

Staff Comments

1. Hold a public hearing at the July 7, 2014 APC meeting. No action is required at this time.



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2. Prior to recommendation consideration, the petitioner will make all necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Jeffrey Lauer at 317.910.2927 or jlauer@westfield.in.gov.